

**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting and Attorney-Client Session on October 13, 2025 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

Present:

Ann Judy	Chair
Joseph Vitalo	Vice Chair
Gary Smith	Assistant Secretary
Carol Michaels (via telephone)	Assistant Secretary
Ariane Williams	Assistant Secretary

Also present:

Antonio Shaw	District Manager
Bennett Davenport	District Counsel
Joseph Brown (via telephone)	Kutak Rock LLP
Tammy Collins	Onsite Operations Manager
Rocco Mercadante	Esquire Deposition Solutions

Residents present:

Phil Borer	Kathy Scheve	George Michaels	Natalie Nahid
Joan Herring	Jacob Ptaff		

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Shaw called the meeting to order at 1:30 p.m. Supervisors Judy, Vitalo, Smith and Williams were present. Supervisor Michaels attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments (Agenda Items: 3 Minutes Per Speaker)

Resident Kathy Scheve stated the minutes from the last Board meeting are not on the CDD's website and asked about the posting process. Mr. Shaw explained that the minutes from the September meeting will be presented today and, once approved by the Board, they will then be posted on the website. If they are not approved, they will not be posted. Asked what happens if the minutes are inaccurate, Mr. Shaw stated they will not be posted on the website until edits and/or corrections are made.

THIRD ORDER OF BUSINESS**Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Berger, Toombs, Elam, Gaines & Frank (to potentially be provided under separate cover)**

Mr. Shaw stated the Audit is not available and he is unsure of the reason for the delay.

Ms. Judy stated she received an email from the Auditor asking if she was aware of any potential fraud issues in 2024 and responded back that she was not.

Mr. Shaw stated Management's recommendation is to advertise a Request for Proposals (RFP) for a new Auditor. Mr. Davenport stated he will present standard documents for the RFP at the next meeting for Board approval and, at the following meeting, Staff will present proposals for the Board to consider.

A. Consideration of Resolution 2025-10, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024

This item was tabled.

FOURTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements**

A. as of June 30, 2025

B. as of July 31, 2025

Ms. Judy asked when the Lifestyles invoices are presented for payment, the turnaround time from when invoices are received to being reviewed and paid, who approves the RealManage invoices for payment and who applies these invoices to the line items on the CDD budget.

Mr. Vitalo asked about the billing cycle for the CDD's credit card.

Regarding RealManage, Ms. Collins explained that the Lifestyles person has a budget for events, expends the funds and then RealManage forwards the invoices directly to District Management; she does not see them.

Regarding the Accounting process, Mr. Shaw explained that invoices are received, checked for accuracy by the Accounting Department and forwarded to either himself or Ms. Collins for approval. Once approved, a check is cut and mailed to the vendor. The entire process likely takes ten days. Mr. Shaw will research the Lifestyles and RealManage invoices specifically and provide answers at the next meeting.

Discussion ensued regarding the admin fees incurred from credit card expenses for Lifestyle events, the Lifestyles line item being \$4,000 overbudget, the reason for the lag in payments to vendors, and the two to three-month time for the Unaudited Financials compared to the HOA's weekly financial reports.

C. as of August 31, 2025

Mr. Vitalo asked why pool maintenance in the Single Family is negative \$4,245. Mr. Shaw stated recently there were several reconciliations based on things that should not have been coded to that line item; his changes will be reflected in the September 2025 unaudited financials. He will check with Accounting and report his findings at the next meeting.

Ms. Collins stated, as of the October 8, 2025, aside from four or five invoices, all outstanding invoices have been paid and the September 2025 unaudited financials should be completely different and the lifestyles line item will be corrected.

On MOTION by Mr. Vitalo and seconded by Ms. Judy, with all in favor, the Unaudited Financial Statements, as of June 30, 2025, July 31, 2025 and August 31, 2025, were accepted.

FIFTH ORDER OF BUSINESS

Approval of September 8, 2025 Regular Meeting Minutes

On MOTION by Ms. Michaels and seconded by Ms. Judy, with all in favor, the September 8, 2025 Regular Meeting Minutes, as presented, were approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Davenport stated any questions regarding the litigation will be addressed during the Shade Session if they are within the parameters to refer off the record under the Sunshine Law.

B. District Engineer: Morris Engineering and Consulting, LLC

There was no report.

C. Field Operations Manager: RealManage, LLC

I. Status Report

Ms. Collins presented the October Field Operations Status Report.

II. Consideration of Proposals

Ms. Collins recommended tabling the following proposals until the next meeting.

- **Element Service Solutions Proposal #10691 [Bathroom Door – Hinge Replacement]**
- **Doggy Duty Proposal**
- **Juniper Landscaping of Florida, LLC Proposal No. 364127 [Mulching Common Area]**

Ms. Judy suggested the Board Members tour the green spaces to determine which areas need new mulch and the quantity needed, and to text their opinions to Ms. Collins, who will work with Juniper about adjusting the bid.

III. District Manager: Wrathell, Hunt and Associates, LLC

Mr. Shaw stated Mr. Adams researched obtaining a loan and determined it is not feasible. Staff will include the RFP for Annual Audit Services as a discussion item on the next agenda.

- **Discussion/Consideration of Rescheduling December Meeting**

On MOTION by Ms. Judy and seconded by Mr. Vitalo, with all in favor, rescheduling the December 8, 2025 CDD meeting to December 15, 2025, was approved.
--

- **NEXT MEETING DATE: November 17, 2025 at 1:30 PM**
 - **QUORUM CHECK**

SEVENTH ORDER OF BUSINESS

Public Comments (Non-Agenda Items: 3 Minutes Per Speaker)

Ms. Scheve thinks it appears the CDD is low on funds and noted a \$35,000 unbudgeted expense. She thinks the \$48,000 mulch estimate must be validated on the residential side before it is used on the CDD side. In her opinion, there needs to be a process before funds are expended. She thinks the Board needs processes to address potential financial issues, as they are solvable.

Mr. Shaw explained that the \$35,000 is due to costly necessary unforeseen irrigation repairs. The Board decided to have it repaired completely instead of doing the repairs piecemeal.

Regarding mulch, Mr. Shaw stated the residential has nothing to do with the CDD. The Board has not voted to spend funds; it asked people to inspect and determine if mulch is needed.

Resident Jacob Ptaff voiced his belief that assessments have increased by 60% in the last four years. He asked if the Operation and Maintenance (O&M) assessments will increase again.

Mr. Shaw stated there might be a slight increase in assessments.

EIGHTH ORDER OF BUSINESS**ANNOUNCE ATTORNEY-CLIENT SESSION
MEETING/RECESS REGULAR BOARD
MEETING**

Mr. Davenport announced the Attorney-Client Session. He stated that Florida law provides for a limited exception to the Sunshine Law requirement, in this instance, it allows the Board to meet with District and/or Special Counsel and the District Manager when the CDD has a litigation matter. The current litigation involves Pillars Group LLC versus the Beaumont CDD. Notice was published that the Board would meet today and the Shade Session related to the litigation would be held. Notice of the Attorney-Client Session identified each of the Beaumont Supervisors, as well as Legal Counsel, the District Manager and Court Reporter as the attendees.

Mr. Davenport stated the Court Reporter will transcribe the Attorney-Client Session.

NINTH ORDER OF BUSINESS**COMMENCEMENT OF ATTORNEY-CLIENT
SESSION MEETING (Closed to the Public by
Law)**

Ms. Judy announced the commencement of the Attorney-Client session meeting.

- **Executive Session Regarding: PILLARS GROUP LLC and PILLARS CLEANING LLC vs. BEAUMONT COMMUNITY DEVELOPMENT DISTRICT and EVERGREEN LIFESTYLE MANAGEMENT, pending in the Clerk of the Circuit Court and Comptroller in and for Palm Beach County Florida, Case No. 502025CA008815XXXAMB. [Pending Litigation]**

TENTH ORDER OF BUSINESS**ADJOURN ATTORNEY-CLIENT SESSION
MEETING**

The Attorney-Client Session adjourned.

ELEVENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Judy and seconded by Mr. Vitalo, with all in favor, the meeting adjourned at 3:08 p.m.
--



Secretary/Assistant Secretary



Chair/Vice Chair